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8  
9 **BEFORE THE**  
**DIRECTOR OF THE OFFICE OF REAL ESTATE APPRAISERS**  
10 **STATE OF CALIFORNIA**

11 In the Matter of the First Amended Accusation  
12 Against:

13 **SHARON A. CURTIS**  
14 **33677 Haywood Court**  
**Temecula, CA 92592**

15 **Certified Residential Real Estate Appraiser**  
16 **License No. AR 009530**

17 Respondent.

Case No. C 110503-04, C20130308-04

OAH No. 2012060564

**STIPULATED SURRENDER OF  
LICENSE AND ORDER**

18  
19 **IT IS HEREBY STIPULATED AND AGREED** by and between the parties in this  
20 proceeding that the following matters are true:

21 **PARTIES**

22 1. Elizabeth Seaters is the Chief of Enforcement of Complainant, the Office of Real  
23 Estate Appraisers (Complainant). She brought this action solely in her capacity and is  
24 represented in this matter by Kamala D. Harris, Attorney General of the State of California, by  
25 Carl W. Sonne, Deputy Attorney General.

26 2. Sharon A. Curtis (Respondent) is representing herself in this proceeding and has  
27 chosen not to exercise her right to be represented by counsel.  
28





CONTINGENCY

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2       13. This stipulation shall be subject to approval by the Director or the Director's designee.  
3 Respondent understands and agrees that counsel for Complainant and the staff of the Office of  
4 Real Estate Appraisers may communicate directly with the Director and staff regarding this  
5 stipulation and surrender, without notice to or participation by Respondent. By signing the  
6 stipulation, Respondent understands and agrees that she may not withdraw her agreement or seek  
7 to rescind the stipulation prior to the time the Director considers and acts upon it. If the Director  
8 fails to adopt this stipulation as the Decision and Order, the Stipulated Surrender and Disciplinary  
9 Order shall be of no force or effect, except for this paragraph, it shall be inadmissible in any legal  
10 action between the parties, and the Director shall not be disqualified from further action by  
11 having considered this matter.

12       14. The parties understand and agree that facsimile copies of this Stipulated Surrender of  
13 License and Order, including facsimile signatures thereto, shall have the same force and effect as  
14 the originals.

15       15. This Stipulated Surrender of License and Order is intended by the parties to be an  
16 integrated writing representing the complete, final, and exclusive embodiment of their agreement.  
17 It supersedes any and all prior or contemporaneous agreements, understandings, discussions,  
18 negotiations, and commitments (written or oral). This Stipulated Surrender of License and Order  
19 may not be altered, amended, modified, supplemented, or otherwise changed except by a writing  
20 executed by an authorized representative of each of the parties.

21       16. In consideration of the foregoing admissions and stipulations, the parties agree that  
22 the Director may, without further notice or formal proceeding, issue and enter the following  
23 Order:

**ORDER**

24  
25       IT IS HEREBY ORDERED that Certified Residential Real Estate Appraiser License No.  
26 AR 009530, issued to Respondent Sharon A. Curtis, is surrendered and accepted by the Director  
27 of the Office of Real Estate Appraisers.  
28



1 intelligently, and agree to be bound by the Decision and Order of the Director of the Office of  
2 Real Estate Appraisers.

3  
4 DATED: 5/29/13

*[Handwritten Signature]*  
**Original Signed**  
SHARON A. CURTIS  
Respondent

6 ENDORSEMENT

7  
8 The foregoing Stipulated Surrender of License and Order is hereby respectfully submitted  
9 for consideration by the Director of the Office of Real Estate Appraisers.

10 Dated: 5/29/13

Respectfully submitted,  
KAMALA D. HARRIS  
Attorney General of California  
JAMES M. LEDAKIS  
Supervising Deputy Attorney General

**Original Signed**  
CARL W. SONNE  
Deputy Attorney General  
*Attorneys for Complainant*

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**DECISION AND ORDER**

The attached Stipulated Surrender of License and Order is hereby adopted by the Director of the Office of Real Estate Appraisers, as its Decision in this matter.

This Decision shall become effective on 6-29-13.

It is so ORDERED 6-3-13.

***Original Signed*** \_\_\_\_\_

FOR THE DIRECTOR OF THE OFFICE OF REAL ESTATE  
APPRAISERS